

City of Lewisburg
Planning Commission Work-Session
Meeting Minutes ~ October 1, 2020
942 Washington Street West, Lewisburg, WV
Via Teleconference

PRESENT: Commission Chair Mark Etten; Commission members: Tia Bouman, Ghee Gossard, Helen Harless, Misty Hill, Davis Lewis, John Little, Valerie Pritt, Dan Stephenson; Planning & Zoning Officer Marsha Cunningham, Recording Officer Peggy Mackenzie

VISITOR: Christy DeMuth

CALL TO ORDER: The meeting was called to order at 7:05 p.m. by Commission Chair Mark Etten. No public comments were offered.

APPROVAL OF THE MINUTES: The minutes of September 3, 2020 were tabled in a motion by Commission member Ghee Gossard and seconded by Commission member Dan Stephenson. With all in favor, the motion carried.

Review and discuss Planned Unit Development (PUD) regulations

The PLC, having received an Application Concept Plan from DNA Holdings, LLC and an initial map graphic layout from Terradon Engineering for the development, which included a variety of residential and commercial projects within the site, WVU Law Consultant Christy DeMuth said the language for an Application Concept Plan or PUD could be formulated by using the project application as a model.

DeMuth listed the various uses, acreages and square footages for each separate project, including a strip mall with office spaces, townhouses, single family homes, and Garden Village. She cited 31 net usable acres in the site, noting that less than 10 percent of it was commercial. A discussion ensued: The concept was to have mixed uses, but not to assign the number of acres for each. Sustainability was another issue; grocery stores, for example, but not “big box” stores. Call it a plat for a PUD, Etten said, for example, 10 percent commercial, 60 percent residential and 30 percent green space. Square footage is determined by “heated spaces,” Commission member Tia Bouman said. DeMuth said it might be easier to calculate percentages of usable land and then limit how much of that could be developed. “Acreage to acreage or floor space to floor space?” said Etten, proposing two options for consideration.

Commission member Ghee Gossard argued that the document needs to be tailored to the PUD, not the other way around. Commission member Misty Hill, speaking for the City, said the developer doesn’t want to put all the storm water drains in at one time, and instead would rather phase them in as the development grows. That could be problematic, she said. The main thing is to figure out what options to include in the PUD that work best for the City.

Several percentage options were offered as the PUD standard, with the Commission finally settling on a mix with a 10 percent minimum for commercial space, but not exceeding 20 percent;

residential space set at 65 percent, but not exceeding 70 percent; and open space at a minimum of 20 percent. These figures would constitute the total space, less the right of way areas.

The discussion continued with concerns about seeking a balance of the minimums and maximums for commercial and residential areas. DeMuth said the open space should also include 30 percent improvements, such as setting aside places for weddings. Another concern was that slopes for residential properties were more than 20 percent and may not be salable as lots. DeMuth said she will work on the min/max and permissible usages based on responses. Hill brought up a City concern, stating the developer wants to sell off some of the residential lots before next spring, bringing a cleaning and maintenance issue before the City's Public Works crews. DeMuth said possibly a homeowners association could take care of that issue. She will look into it, she said. Also the commercial roadways need to be maintained, which is not the City's responsibility, Hill said. And road ways need to be built to city standards, including the requirements of the state fire marshal. DeMuth said a peripheral buffer has also not been established with this development and is an additional consideration. In closing, she said, this development will be used as a visual for the PUD and she will send these changes and considerations back to the PLC members to review.

Etten encouraged both Davis Lewis and Valerie Pritt, although new to the Commission that as full-fledged members to submit the permissible use tables feedback as requested by DeMuth. No comments were offered by the P&Z Officer Marsha Cunningham.

ADJOURNMENT: The meeting was adjourned at 8:50 p.m. in a motion by Commission member Helen Harless and seconded by Commission member Gossard.

Respectfully submitted,
Peggy Mackenzie
Recording Officer